



# City of New Orleans Board of Zoning Adjustments Final Agenda

Monday, February 6, 2023

10:00 am

City Council Chambers

City Hall, 1300 Perdido Street, 1st Floor, New Orleans, Louisiana

The Board of Zoning Adjustments consists of seven citizen members appointed by the mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 4 of the City's Comprehensive Zoning Ordinance.

**The Board of Zoning Adjustments, in accordance with Article 4 of the Comprehensive Zoning Ordinance of the City of New Orleans, will hold a public hearing on the following items:**

**A. Call to Order, Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules**

**B. Unfinished Business – Variances**

**Item 1 – Docket Number: BZA063-22 (WITHDRAWN)**

**Property Location:** 1471-1473 N. Derbigny Street (Proposed Lot 8A)

**Bounding Streets:** N. Derbigny St., Kerlerec St., N. Roman St., Columbus St.

**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District

**Historic District:** Esplanade Ridge

**Existing Use:** Two-Family Residence

**Proposed Use:** Two-Family Residence

**Applicant or Agent:** Derbigny VII, LLC, Mary Patricia O'Brien, Zach Smith Consulting & Design

**Project Planner:** Robin Jones ([rcjones@nola.gov](mailto:rcjones@nola.gov))

**Request:** This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 020-22, to permit the creation of a lot with insufficient lot area and insufficient lot depth **(WITHDRAWN)**.

**Requested Waivers:**

**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Area**

Required: 1,800 ft<sup>2</sup>/du (3,600 sf<sup>2</sup>)

Proposed: 986.125 ft<sup>2</sup>/du (1,972.25 ft<sup>2</sup>)

Waiver: 813.875 ft<sup>2</sup>/du (1,627.75 ft<sup>2</sup>)

**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Depth**

Required: 90 ft

Proposed: 65.60 ft

Waiver: 24.4 ft

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**Item 2 – Docket Number: BZA064-22 (WITHDRAWN)**

**Property Location:** 1475 N. Derbigny Street (Proposed Lot 9A)

**Bounding Streets:** N. Derbigny St., Kerlerec St., N. Roman St., Columbus St.

**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District

**Historic District:** Esplanade Ridge

**Existing Use:** Two-Family Residence

**Proposed Use:** Two-Family Residence

**Applicant or Agent:** Derbigny VII, LLC, Mary Patricia O'Brien, Zach Smith Consulting & Design

**Project Planner:** Robin Jones ([rcjones@nola.gov](mailto:rcjones@nola.gov))

**Request:** This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 020-22, to permit the creation of a lot with insufficient lot area and insufficient lot depth **(WITHDRAWN)**.

**Requested Waivers:**

**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Area**

Required: 1,800 ft<sup>2</sup>/du (3,600 sf<sup>2</sup>)

Proposed: 986.125 ft<sup>2</sup>/du (1,972.25 ft<sup>2</sup>)

Waiver: 813.875 ft<sup>2</sup>/du (1,627.75 ft<sup>2</sup>)

**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Depth**

Required: 90 ft

Proposed: 64.969 ft

Waiver: 25.03 ft

**Item 3 – Docket Number: BZA065-22 (WITHDRAWN)**

**Property Location:** 1483 N. Derbigny Street (Proposed Lot 10A)

**Bounding Streets:** N. Derbigny St., Kerlerec St., N. Roman St., and Columbus St.

**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District

**Historic District:** Esplanade Ridge

**Existing Use:** Two-Family Residence

**Proposed Use:** Two-Family Residence

**Applicant or Agent:** Derbigny VII, LLC, Mary Patricia O'Brien, Zach Smith Consulting & Design

**Project Planner:** Robin Jones ([rcjones@nola.gov](mailto:rcjones@nola.gov))

**Request:** This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 020-22, to permit the creation of a lot with insufficient lot area and insufficient lot depth **(WITHDRAWN)**.

**Requested Waivers:**

**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Area**

Required: 2,250 ft<sup>2</sup>/du                      Proposed: 1,059 ft<sup>2</sup>/du                      Waiver: 1,191 ft<sup>2</sup>/du

**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Depth**

Required: 90 ft                                      Proposed: 64.30 ft                                      Waiver: 25.7 ft

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**Item 4 – Docket Number: BZA003-23**

**Property Location:** 1124 Louisiana Avenue

**Bounding Streets:** Louisiana Ave., Magazine St., Delachaise St., Camp St.

**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District

**Historic District:** Garden District

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Michael T. Gray, Margaret Glass

**Project Planner:** Bria Dixon ([bria.dixon@nola.gov](mailto:bria.dixon@nola.gov))

**Request:** This request is for a variance from the provisions of Article 21, Section 21.6.N.1.a of the Comprehensive Zoning Ordinance to permit the retention of a fence with excessive height **(AFTER THE FACT)**.

**Requested Waiver:**

**Article 21, Section 21.6.N.1.a – Fence Height**

Required: 7 ft                                      Proposed: 9 ft, 7.5 in                                      Waiver: 2 ft, 7.5 in

**Item 5 – Docket Number: BZA004-23**

**Property Location:** 7808 Pearl Street  
**Bounding Streets:** Pearl St., Burdette St., Dominican St., Fern St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Carrollton  
**Existing Use:** Single-Family Residence  
**Proposed Use:** Single-Family Residence  
**Applicant or Agent:** David Lee Berke  
**Project Planner:** Ava Monnet ([ava.monnet@nola.gov](mailto:ava.monnet@nola.gov))

**Request:** This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A), Article 11, Section 11.3.A.2, Article 21, Section 21.6.H.4, and Article 21, Section 21.7 (Table 21-2) of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence with insufficient front yard setback, insufficient front yard build-to line, insufficient rear yard setback, excessive carport height, and a carport that encroaches into the required front yard.

**Requested Waivers:**

<b>Article 11, Section 11.3.A.1 (Table 11-2A) – Front Yard Setback</b>		
Permitted: 12 ft	Proposed: 40 ft, 11 ¼ in	Waiver: 28 ft, ¾ in
<b>Article 11, Section 11.3.A.2 – Front Yard Build-To Line</b>		
Permitted: 12 ft	Proposed: 40 ft, 11 ¼ ft	Waiver: 28 ft, ¾ in
<b>Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback</b>		
Required: 15 ft	Proposed: 3 ft, 5 ½ ft	Waiver: 11 ft, 6 ½ in
<b>Article 21, Section 21.6.H.4 – Carport (Height)</b>		
Permitted: 14 ft	Proposed: 17 ft, 10 in	Waiver: 3 ft, 10 in
<b>Article 21, Section 21.7 (Table 21-2) – Permitted Encroachments into Required Yards (Carport)</b>		
Permitted: Required interior or rear yard		
Proposed: Required front yard		
Waiver: Required front yard		

**C. Unfinished Business – Director of Safety and Permits Decision Appeals**

**Item 6 – Docket Number: BZA095-22 (RENDERED MOOT)**

**Property Location:** 300 Baronne Street  
**Bounding Streets:** Baronne St., Gravier St., Carondelet St., Union St  
**Zoning District:** CBD-1 Core Central Business District  
**Existing Use:** Commercial Short-Term Rental  
**Proposed Use:** Commercial Short-Term Rental  
**Applicant or Agent:** Jill Gautreaux, 300 Baronne Street, LLC  
**Project Planner:** N/A ([CPCinfo@nola.gov](mailto:CPCinfo@nola.gov))

**Request:** This is an appeal of the decision of the Director of the Department of Safety and Permits, as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance, regarding the determination that the property has not retained legal non-conforming status as a commercial short term rental (RENDERED MOOT).

**D. New Business – Variances**

**Item 7 – Docket Number: BZA007-23 (Proposed Lot A-1)**

**Property Location:** 1700-1750 Simon Bolivar Avenue

**Bounding Streets:** Simon Bolivar Ave., Euterpe St., S. Saratoga St., Felicity St.

**Zoning District:** HU-RM1 Historic Urban Multi-Family Residential District EC Enhancement Corridor

**Existing Use:** Vacant Lot

**Proposed Use:** Two-Family Residence

**Applicant or Agent:** Team Robot LLC, Zach Smith Consulting & Design

**Project Planner:** Robin Jones ([rcjones@nola.gov](mailto:rcjones@nola.gov))

**Request:** This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 128-22, to permit the creation of a lot with insufficient lot area, insufficient lot width, and insufficient lot depth.

**Requested Waivers:**

**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Area**

Required: 3,400 sf (1,700 sf/du)

Proposed: 3,071.34 sf (1,535.67 sf/du)

Waiver: 328.66 sf (164.33 sf/du)

**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Width**

Required: 40 ft

Proposed: 37.479 ft

Waiver: 2.521 ft

**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Depth**

Required: 90 ft

Proposed: 80.021 ft

Waiver: 9.979 ft

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**Item 8 – Docket Number: BZA008-23 (Proposed Lot C-1)**

**Property Location:** 1700-1750 Simon Bolivar Avenue

**Bounding Streets:** Simon Bolivar Ave., Euterpe St., S. Saratoga St., Felicity St.

**Zoning District:** HU-RM1 Historic Urban Multi-Family Residential District

**Existing Use:** Vacant Lot

**Proposed Use:** Two-Family Residence

**Applicant or Agent:** Team Robot LLC, Zach Smith Consulting & Design

**Project Planner:** Robin Jones ([rcjones@nola.gov](mailto:rcjones@nola.gov))

**Request:** This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 128-22, to permit the creation of a lot with insufficient lot area, insufficient lot width, and insufficient lot depth.

**Requested Waivers:**

**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Area**

Required: 3,400 sf (1,700 sf/du)

Proposed: 3,025.1 sf (1,512.55 sf/du)

Waiver: 374.9 sf (187.45 sf/du)

**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Width**

Required: 40 ft

Proposed: 35 ft, 8 1/4 in

Waiver: 4 ft, 3 3/4 in

**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Depth**

Required: 90 ft

Proposed: 77.062 ft

Waiver: 12.938 ft

**Item 9 – Docket Number: BZA009-23**

**Property Location:** 2801 General De Gaulle Drive

**Bounding Streets:** General De Gaulle Dr., Illinois St., Amazon St., Idaho St.

**Zoning District:** C-1 General Commercial District

**Existing Use:** Vacant Building

**Proposed Use:** Medical/Dental Clinic

**Applicant or Agent:** Ascension Depaul Services

**Project Planner:** Brennan Walters ([brennan.walters@nola.gov](mailto:brennan.walters@nola.gov))

**Request:** This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2), Article 15, Section 15.3.A.2, Article 22, Section 22.8.A.2.b.ii, and Article 22, Section 22.8.A.2.b.iii of the Comprehensive Zoning Ordinance to permit the construction of a medical clinic with excessive front yard setback, excessive front yard build-to line, parking between the front façade and front property line, and parking between the façade and corner side property line.

**Requested Waivers:**

**Article 15, Section 15.3.A.1 (Table 15-2) – Front Yard Setback (Maximum) – Idaho Street**

Permitted: 20 ft                      Proposed: 131 ft                      Waiver: 111 ft

**Article 15, Section 15.3.A.2 – Front Yard Build-To Line Requirement (Maximum) – Idaho Street**

Permitted: 20 ft                      Proposed: 131 ft                      Waiver: 111 ft

**Article 15, Section 15.3.A.1 (Table 15-2) – Front Yard Setback (Maximum) – Illinois Street**

Permitted: 20 ft                      Proposed: 50.9 ft                      Waiver: 30.9 ft

**Article 15, Section 15.3.A.2 – Front Yard Build-To Line Requirement (Maximum) – Illinois Street**

Permitted: 20 ft                      Proposed: 50.9 ft                      Waiver: 30.9 ft

**Article 22, Section 22.8.A.2.b.ii – Permitted Vehicle Parking Locations (Front Yard) – Idaho Street**

Permitted: No parking between front façade and front property line

Proposed: Parking between front façade and front property line

Waiver: Parking between front façade and front property line

**Article 22, Section 22.8.A.2.b.ii – Permitted Vehicle Parking Locations (Front Yard) – Illinois Street**

Permitted: No parking between front façade and front property line

Proposed: Parking between front façade and front property line

Waiver: Parking between front façade and front property line

**Article 22, Section 22.8.A.2.b.iii – Permitted Vehicle Parking Locations (Corner Side Yard) – General De Gaulle Drive**

Permitted: No parking between façade and corner side property line

Proposed: Parking between façade and corner side property line

Waiver: Parking between façade and corner side property line

**Article 22, Section 22.8.A.2.b.iii – Permitted Vehicle Parking Locations (Corner Side Yard) – Amazon Street**

Permitted: No parking between façade and corner side property line

Proposed: Parking between façade and corner side property line

Waiver: Parking between façade and corner side property line

## E. New Business – Director of Safety and Permits Decision Appeals

**Item 10 – Docket Number: BZA010-23**

**Property Location:** 1117-1119 Pine Street

**Bounding Streets:** Pine St., Oak St., Broadway St., Zimpel St.

**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District

**Historic District:** Uptown

**Existing Use:** Single-Family Residence

**Proposed Use:** Single-Family Residence

**Applicant or Agent:** Town of Carrollton Watch, LLC

**Project Planner:** N/A ([CPCinfo@nola.gov](mailto:CPCinfo@nola.gov))

**Request:** This is an appeal of the decision of the Director of the Department of Safety and Permits, as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance, regarding the issuance of permit no. 22-30752-RNVN.

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**Item 11 – Docket Number: BZA011-23**

**Property Location:** 6072-6074 Laurel Street

**Bounding Streets:** Laurel St., State St., Annunciation St., Webster St.

**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District

**Historic District:** Uptown

**Existing Use:** Two-Family Residence

**Proposed Use:** Two-Family Residence

**Applicant or Agent:** Stephen Adams, Laurel Street Music

**Project Planner:** N/A ([CPCinfo@nola.gov](mailto:CPCinfo@nola.gov))

**Request:** This is an appeal of the decision of the Director of the Department of Safety and Permits, as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance, regarding the denial of issuance of permit no. 222-32608-SPMA and permit no. 22-32609-SPMA.

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**Item 12 – Docket Number: BZA012-23**

**Property Location:** 106-126 Wren Street

**Bounding Streets:** Wren St., Lily Ln., Breeze Park

**Zoning District:** S-LRM1 Suburban Lake Area Low-Rise Multi-Family Residential District

**Existing Use:** Townhouse/Vacant Land

**Proposed Use:** Townhouse

**Applicant or Agent:** Bancroft Property Investments, LLC, Sherman Strategies, LLC

**Project Planner:** N/A ([CPCinfo@nola.gov](mailto:CPCinfo@nola.gov))

**Request:** This is an appeal of the decision of the Director of the Department of Safety and Permits, as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance, regarding the interpretation of Article 4, Section 4.6.G.1, in conjunction with BZA 059-19 and permit no. 19-03458-NEWC.

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**Item 13 – Docket Number: BZA013-23**

**Property Location:** 712 Washington Avenue

**Bounding Streets:** Washington Ave., Chippewa St., Sixth St., Annunciation St.

**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District

**Historic District:** Irish Channel

**Existing Use:** Two-Family Residence

**Proposed Use:** Multi-Family Residence

**Applicant or Agent:** Richard Albert, Lacey J. Wotring, Benjamin Ellman, Will Graff

**Project Planner:** N/A ([CPCinfo@nola.gov](mailto:CPCinfo@nola.gov))

**Request:** This is an appeal of the decision of the Director of the Department of Safety and Permits, as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance, regarding the of reissuance of permit no. 22-033387-RNVS.

## **F. New Business – Any Other Matters**

### **Item 14 – Consideration | Amendment to the 2023 Board of Zoning Adjustments Meeting Schedule**

## **G. Adjournment**

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## **Staff Reports**

Staff reports and meeting materials are available for review on the [Granicus website](#).

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## **Meeting Information**

### **Board Members**

Candice M. Forest – Chair  
Todd C. James – Vice Chair  
Tamara Agins  
José Alvarez  
Jaime Ramiro Diaz  
Alfonso Gonzalez II  
Matthew Rufo

### **General Rules of Order**

Robert’s Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a speaker card and place it in the box provided. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.



## Public Comment

Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a speaker card provided at the meeting, prior to the Board taking up the matter of interest, and place it in the box provided. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

**Variations:** Comments by the public in support or in opposition shall be limited to a maximum of two (2) minutes.

**Decision Appeals:** Comments by the public in support or in opposition shall be limited to a maximum of three (3) minutes.

## Meeting Video

- Livestream: [http://cityofno.granicus.com/ViewPublisher.php?view\\_id=2](http://cityofno.granicus.com/ViewPublisher.php?view_id=2)
- Live Television Broadcast: Cox Cable Channel 6 in Orleans Parish

## Decisions of the Board

The decision made by the Board will be provided in the form of a resolution. The resolution shall be produced by February 16, 2023, and will be available online at [onestopapp.nola.gov](http://onestopapp.nola.gov).

**Appeals:** Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

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## City Planning Commission, City of New Orleans

Robert D. Rivers, Executive Director

<https://nola.gov/cpc>

1300 Perdido Street, 7th Floor

New Orleans, LA 70112

[CPCinfo@nola.gov](mailto:CPCinfo@nola.gov)

(504) 658-7033

This meeting is accessible to people with disabilities. Should you need further assistance, please contact the Front Desk in the Main Lobby or the ADA Administrator, (504)658-4020 (voice), 711 LA Relay Service, or e-mail [emhurst@nola.gov](mailto:emhurst@nola.gov). Please be advised there is a courtesy telephone available for 711 calls for persons with hearing or speech impairments at the welcome desk of City Hall, First Floor, Main Lobby. This communiqué is available in alternative formats upon request.